

\$2,750,000 - 2942 Passmore Drive, Los Angeles

MLS® #25565139

\$2,750,000

4 Bedroom, 5.00 Bathroom, 3,821 sqft
Residential on 0 Acres

N/A, Los Angeles,

Perched above the city in the heart of Hollywood Hills, this iconic Fred Smathers-designed Spanish Revival residence is a rare architectural gem that blends timeless character, expansive living, and cinematic views. Rich in character and craftsmanship, this home features soaring beamed ceilings, custom paintwork, hand-forged wrought-iron lighting and railings, hand-painted tile fireplace surrounds, stained-glass windows and an abundance of multi-paned wood windows and French doors that flood the interiors with natural light. The home features a dramatic two-story great room and a chef-caliber kitchen that combines old-world soul with modern function ideal for both quiet mornings and large-scale entertaining. The flexible floor plan includes four bedrooms and four-and-a-half baths, including two top-floor suites, plus a game room, generous office, and private maids quarters. A sprawling outdoor patio with a fire pit invites seamless gatherings beneath the stars while the surrounding hillside and landscaping offer peace, privacy, and light from every angle. Just minutes from Hollywood, Universal/NBC, Disney, Warner Bros., and Burbank's major studios, this home offers unmatched access to the heart of the entertainment industry while remaining a serene hillside retreat. A rare opportunity to own a true piece of Hollywood history with architectural pedigree, panoramic views, and exceptional indoor-outdoor flow.



Built in 1983

Essential Information

MLS® #	25565139
Price	\$2,750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,821
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Or Brodsky
Listing Office	Compass

Community Information

Address	2942 Passmore Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Private, Covered, Gated
Garages	Door-Multi, Driveway, Garage, Private, Covered, Gated
View	City Lights, Canyon
Pool	None
Security	Smoke Detector(s), Fire Detection System, Security Gate

Exterior

Exterior Features	Brick Driveway
-------------------	----------------

Interior

Interior	Wood
Interior Features	Beamed Ceilings, Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Living Room Deck Attached, Recessed Lighting, Balcony, Intercom
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Range, Refrigerator, Range Hood, Dryer, Washer, Built-In, Electric Oven, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	July 24th, 2025
Days on Market	47
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 1:50am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.